



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Chadderton Close, Bowbrook, Shrewsbury SY3 5HR**

**£415,000 Region**

To view this property please call us on **01743 236 800** Ref: T7269/GM/MU

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# An extremely well presented and neatly kept, modern, 4 bedroomed detached house.

This extremely well presented and neatly kept, modern, 4 bedroomed detached house has been much improved and modernised by the current owner to provide well planned and well proportioned family accommodation which briefly comprises : entrance hall, lounge, open plan kitchen/dining room, conservatory, utility room, cloaks/wc, master bedroom with en suite, 3 further good sized bedrooms and a family bathroom. An attractive and good sized, south facing walled rear garden. Ample parking and a garage. The property also benefits from UPVC double glazing and a recently fitted gas-fired central heating boiler.

This property occupies a pleasant position, on a particularly good sized corner plot in this popular residential area, close to excellent local amenities including good schools, local shops, the Royal Shrewsbury Hospital, a frequent bus service to the nearby town centre and also easy access to the Shrewsbury by-pass with M54 link to the West Midlands.





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## INSIDE THE PROPERTY

### ENTRANCE HALL

Part glazed entrance door  
Oak laminate flooring.

### KITCHEN/DINING ROOM

15'5" x 20'4" (4.69m x 6.21m)

A beautifully fitted kitchen with a wide range of matching units comprising of both cupboards and drawers with solid oak worktops over and a wide range of integrated appliances including a 5 ring gas hob with electric double oven, Belfast sink unit, fridge/freezer and dishwasher  
Large store cupboard  
Ceiling spotlights and window overlooking the rear garden.

### UTILITY ROOM

10'5" x 2'7" (3.17m x 0.79m)

Fitted with units comprising of cupboards with an oak worktop over and fitted sink unit  
Door to rear garden.

### CLOAKROOM/WC

Fitted with a white suite comprising low flush wc  
Wash hand basin.

### LOUNGE

14'11" x 11'8" (4.54m x 3.55m)

Attractive fireplace with living flame gas fire  
Oak laminate flooring  
Bay window to the front.

### CONSERVATORY

Of UPVC and brick construction  
French doors leading out to the rear garden  
Oak laminate flooring.

From the entrance hall a STAIRCASE rises to the FIRST FLOOR LANDING with built in airing cupboard and access to a boarded loft space.

### MASTER BEDROOM

15'5" x 12'11" (4.69m x 3.93m)

Fitted wardrobe with sliding mirror fronted doors  
Window to the front.

### EN SUITE

Fitted with a modern white suite comprising tiled shower cubicle  
Low flush wc  
Pedestal wash hand basin  
Tiled floor and wall mounted heated towel rail.

### BEDROOM 2

13'11" x 8'2" (4.23m x 2.50m)

Built in wardrobe  
Window to the front.

### BEDROOM 3

10'5" x 9'5" (3.17m x 2.87m)

Built in double wardrobe  
Window overlooking the rear garden.

### BEDROOM 4

7'0" x 8'2" (2.14m x 2.50m)

Built in wardrobe  
Window overlooking the rear garden.

### BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over  
Pedestal wash hand basin  
Low flush wc  
Tiled walls and flooring and wall mounted heated towel rail.

## OUTSIDE THE PROPERTY

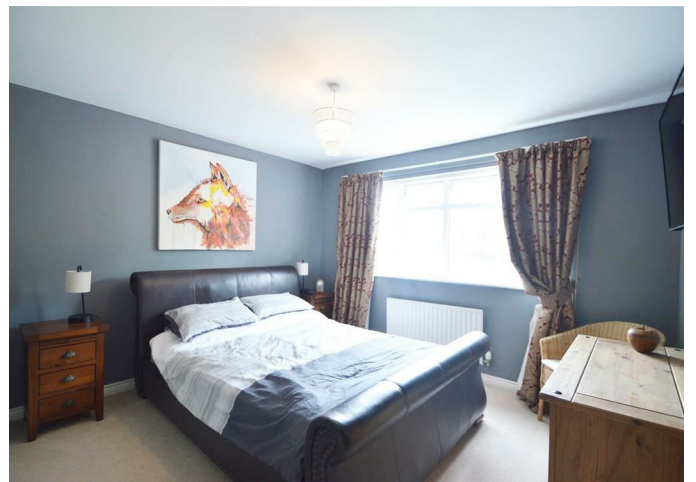
### INTEGRAL GARAGE

Electric up and over door, concrete floor, power and lighting, water tap and double external electric socket.

TO THE FRONT the property is approached over a spacious driveway, part gravelled and part tarmac, providing ample parking and pedestrian access to the formal reception area.

To the rear of the property is a particularly attractive and good sized SOUTH FACING WALLED GARDEN with a spacious patio seating area, neatly kept lawned area, raised gravelled seating area, further area of patio to the side and a lower level lawned area, herbaceous shrub borders, trees and hedging with the whole being enclosed on all sides by brick walling and fencing. There is a sun canopy and cold water tap.

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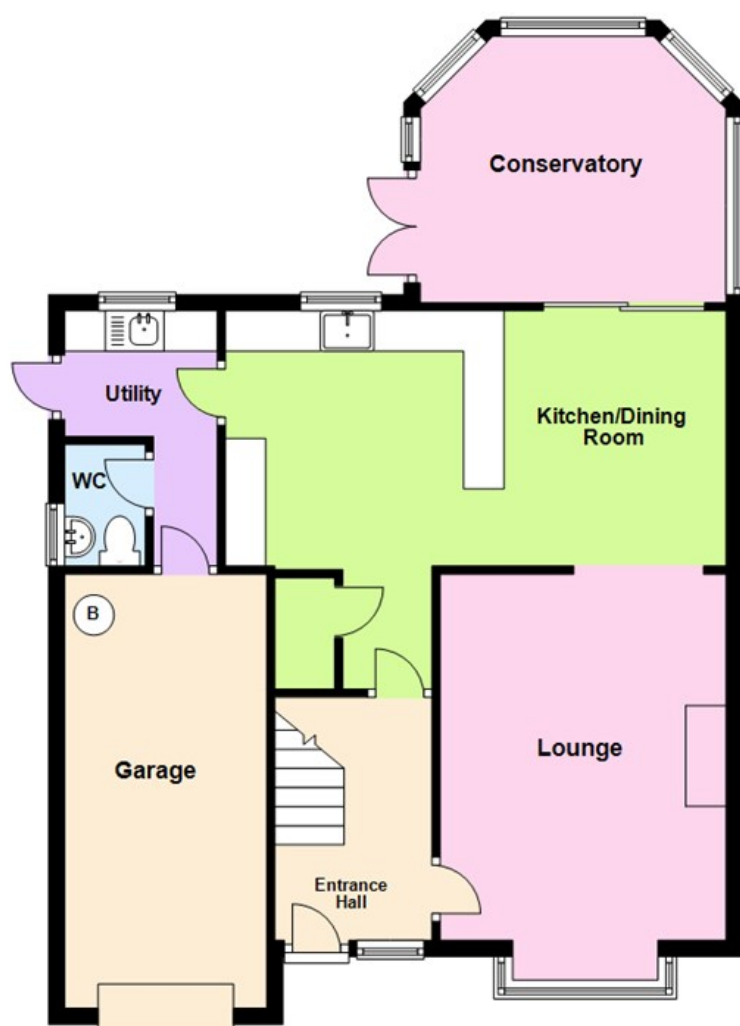




## FLOOR PLANS ...

### Ground Floor

Approx. 846.9 sq. feet



### First Floor

Approx. 681.3 sq. feet



Total area: approx. 1528.1 sq. feet

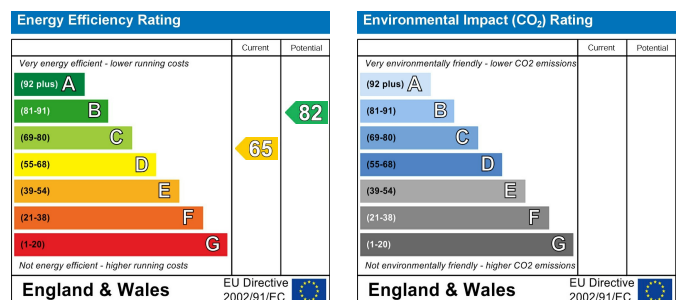
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the Copthorne Road, passing the entrance to the Royal Shrewsbury Hospital and proceeding straight over the mini island. Continue for a further distance before turning right onto Gains Park Way. Proceed along Gains Park Way, eventually turning right into Pensfold, then immediately right into Chadderton Close where the property is found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

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